



Reasons for Scope, Design and Cost changes in Various United States Courthouse Construction Projects

As with any large complex construction projects there are often cost overruns. While GSA does not have specific data available that defines reasons for cost increases in these projects, there are typical reasons that include the following:

- Delays in receiving scheduled funding resulted in construction contract awards being delayed and impacted by the need to incorporate new construction criteria and escalation in material and labor costs.
- The period between 2000 and 2010 saw adverse market conditions in the construction field that resulted in limited bidders on government contracts and high escalation factors.
- Delays in completing projects due to the lack of construction funding added to the likelihood and amount of scope creep.
- Delays from difficulties in acquiring and or preparing the site for construction.
- New design criteria and design mandates